



**MARKED AGENDA**  
**SCOTTSDALE PLANNING COMMISSION**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**NOVEMBER 09, 2005**  
**5:00 P.M.**

**ROLL CALL**

**COMMISSIONER SCHWARTZ ABSENT**

**MINUTES REVIEW AND APPROVAL**

**ITEM 1 APPROVED, 6-0; MOTION COMMISSIONER BARNETT**

1. October 26, 2005 (including Study Session)

**CONTINUANCES**

**ITEM 2 CONTINUED TO NOVEMBER 30, 2005, 5-0; MOTION VICE CHAIRMAN STEINBERG; CHAIRMAN GULINO ABSTAINING (CONFLICT OF INTEREST)**

2. [1-ZN-2005 \(Sereno Canyon\)](#) request by owner for approval of density incentive for current Single Family Residential District Environmentally Sensitive Lands (R1-130 ESL) zoning to increase allowed units from 101 dwelling units to 122 dwelling units on 330 acres. This site is located at the east end of Alameda Road near 122nd Street (northeast corner of Pinnacle Peak Road alignment and 122nd Street alignment, north up to Happy Valley Road alignment). Staff contact person is Tim Curtis, 480-312-4210. **Continued to November 30, 2005.**

**ITEMS 3, 4 & 5 CONTINUED TO NOVEMBER 30, 2005, 6-0; MOTION COMMISSIONER STEINKE**

3. [19-ZN-2005 \(Sierra Highlands\)](#) request by owner to rezone from Single Family Residential District, Environmentally Sensitive Lands (R1-190 ESL) to Single Family Residential District, Environmentally Sensitive Lands (R1-70 ESL & R1-43 ESL) with amended development standards on a 30.5 +/- acre parcel located at 8500 E Black Mountain Road (Northeast corner Black Mountain Road and 84th Street). **Continued to November 30, 2005.**
4. [15-ZN-2005 \(Silverstone\)](#) request by owner to rezone from Western Theme Park District (W-P) to Planned Community District (PC) with comparable zoning of Central Business District (C-2), Commercial Office District (C-O), and Multiple Family Residential District (R-5), including amended development standards on 160 +/- acres located at the southeast corner of Scottsdale Road and Pinnacle Peak Road. **Continued to November 30, 2005.**
5. [13-UP-2005 \(Scottsdale & Pinnacle Peak Mxd\)](#) request by owner for a conditional use permit for a residential health care facility on a portion of the 160 +/- acres located at the southeast corner of Scottsdale Road and Pinnacle Peak Road. **Continued to November 30, 2005.**

**SCOTTSDALE PLANNING COMMISSION**  
**NOVEMBER 9, 2005**  
**PAGE 2**

**ITEM 6 WITHDRAWN BY APPLICANT**

6. [20-ZN-2005 \(Windmill Pass\)](#) request by owner to rezone from Single Family Residential District Environmentally Sensitive Lands (R1-43 ESL) to Service Residential District, Environmentally Sensitive Lands (S-R ESL) on a 7.73+/- acre parcel located on the south side of Carefree Highway, west of Scottsdale Road (6839 E Carefree Highway).

**EXPEDITED AGENDA**

**ITEM 7 RECOMMENDED FOR APPROVAL AS AMENDED, 6-0; MOTION COMMISSIONER HEITEL**

7. [18-UP-2005 \(Gourmet Corner\)](#) request by owner for a conditional use permit for a Delicatessen in a 1492 +/- square feet suite of an existing building located at 9096 E. Bahia Drive #109 with Industrial Park, Planned Community District (I-1 PCD) zoning. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Dave Slogar, 480-538-5474.**

**ITEM 8 RECOMMENDED FOR APPROVAL, 6-0; MOTION COMMISSIONER HEITEL**

8. [20-UP-2005 \(Sandbar Mexican Grill\)](#) request by owner for a conditional use permit for a bar in an existing building located at 10050 N. Scottsdale Road with Central Business District (C-2) zoning. Staff contact person is Kira Wauwie, 480-312-7061. **Applicant contact person is John Berry, 480-385-2727.**

**REGULAR AGENDA**

**ITEM 9 CONTINUED FOR SIX MONTHS, 6-0; MOTION COMMISSIONER HEITEL**

9. [11-AB-2005 \(Hettinger Abandonment\)](#) request by owner to abandon a portion of the alley along the north side of parcel 130-01-044 at 4011 N. 65th Street. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Cari Hettinger, 602-999-3811.**

**ITEMS 10 & 11 RECOMMENDED FOR APPROVAL AS AMENDED, 6-0; MOTION VICE CHAIRMAN STEINBERG**

10. [46-ZN-1990#16 \(Scottsdale Healthcare\)](#) request by owner to rezone 2.5+/- acre parcel from Planned Community District with Central Business District comparable uses (C-2 PCD) to Planned Community District with Commercial Office comparable uses (C-O PCD) with amended development standards on a 10.5+/- acre parcel located at the northeast corner of 73rd Street and Thompson Peak Parkway. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Stephen Earl, 602-265-0094.**
11. [21-UP-1995#3 \(Scottsdale Healthcare\)](#) request by owner to amend the previously approved conditional use permit on a 14.5 +/- acre parcel located at the northeast corner of 73rd Street and Thompson Peak Parkway. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Stephen Earl, 602-265-0094.**

**WRITTEN COMMUNICATION**

**ADJOURNMENT APPROXIMATELY 6:50 PM**

David Gulino, Chairman  
Eric Hess  
James Heitel  
Steven Steinke

Steve Steinberg, Vice Chairman  
David Barnett  
Jeffrey Schwartz

**SCOTTSDALE PLANNING COMMISSION**  
**NOVEMBER 9, 2005**  
**PAGE 3**

For additional information click on the link to 'Projects in the Public Hearing Process' at:  
<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.